

LEAD RENOVATION, REPAIR, AND PAINTING RULE INSPECTION REPORT

I. FACILITY: 2523-13, LLC
1502 27th Street NW
Washington, DC 20007
202-674-3744
issbooks@aol.com

Paul J. Ruge Jr.
4/13/2020

II. DATE OF INSPECTION: March 4, 2020

III. EPA INSPECTORS: Paul J. Ruge Jr. SEE SSAI
Michael Wade (Trainee) SEE SSAI

IV. EPA REGION III, ENFORCEMENT & COMPLIANCE ASSURANCE DIVISION, TOXICS SECTION

- **Carol Amend, Chief, Air, RCRA & Toxics Branch**
- **Aquanetta Dickens, Chief, Toxics Section** /for *Christine Convery* 4/23/2020

V. PURPOSE OF INSPECTION:

The EPA conducted an inspection on March 4, 2020 of 2523-13, LLC, in response to a tip/complaint received from (b) (6)(b) (6) alleging 2523-13, LLC's failure to follow lead safe work practices while performing a renovation at 1807 Biltmore St. NW, Apt. 4, Washington, DC 20009. The tip/complaint was received by the EPA on January 27, 2020 via email and January 31, 2020 from the EPA RAV System. The inspection was performed in order to determine 2523-13, LLC's level of compliance with the Renovation, Repair, and Painting (RRP) Rule.

VI. BACKGROUND INFORMATION:

On February 20, 2020, EPA sent an Inspection Notification Letter via UPS to 2523-13, LLC to set up an inspection on March 3, 2020, at 10:00 AM, to determine 2523-13, LLC's level of compliance with the Renovation, Repair, and Painting Rule. On February 23, 2020 and February 24, 2020, 2523-13, LLC contacted Inspector Ruge via email. The time, and location were confirmed. The date was changed to March 4, 2020 per 2523-13, LLC's request.

Background About the Company

According to Dun & Bradstreet, 2523-13, LLC employs an undisclosed number of individuals, has an undisclosed annual revenue, and has been a rental property owner since 2011.

On April 8, 2020, Inspector Ruge checked the FLPP database to determine if 2523-13, LLC is a certified RRP firm. Records show that 2523-13, LLC is not listed in FLPP as a certified firm.

Background About the Complainant

The tip/complaint was received from (b) (6)(b) (6) on January 27, 2020 alleging 2523-13, LLC's noncompliance with the Renovation, Repair, and Painting Rule. (b) (6)(b) (6) is a tenant who observed 2523-13, LLC following unsafe work practices while performing work at 1807 Biltmore St. NW, Washington, DC 20009. On January 31, 2020, EPA sent out a declaration form to (b) (6)(b) (6)(b) (6) requesting (b) (6)(b) (6) to provide written testimony regarding the violations observed and to submit pictures and other information to support her allegations. In response to EPA's written request, on February 7, 2020, (b) (6)(b) (6)(b) (6)(b) (6) submitted a completed declaration form via email. On February 25, 2020, (b) (6)(b) (6)(b) (6) submitted an amended declaration form via email. (b) (6)(b) (6) also submitted a copy of the District of Columbia DOEE administrative order no. DOEE-19-L-50001758 dated 4/4/2019, a copy of a Lead Inspection Services lead paint clearance report dated 10/17/2019, and various emails.

Information about the Property Where Alleged Violation Occurred

The violation is alleged to have occurred at 1807 Biltmore St. NW, Washington, DC 20009. The latitude/longitude coordinates for this property address are 38.922613/-77.043611 according to <http://itouchmap.com/latlong.html>. According to RealQuest, this property was built in 1918. According to the District of Columbia DOEE there have been no known reports of elevated blood lead levels for this property address.

VII. OPENING CONFERENCE

On March 4, 2020 at approximately 10:00 AM, Inspector Ruge and Inspector Trainee Michael Wade arrived at the offices of 2523-13, LLC to conduct an inspection to determine 2523-13, LLC's level of compliance with the Lead Disclosure Rule. When the Lead Disclosure Rule inspection was completed, the inspectors commenced an inspection to determine 2523-13, LLC's level of compliance with the Renovation, Repair, and Painting (RRP) Rule.

Upon arrival, Inspector Ruge and Inspector Trainee Wade introduced themselves, presented their credentials to Robert Enzel, Partner, and Jacob Aquino, Property Manager, and explained the purpose of the visit. The inspector asked Mr. Enzel if he was the person authorized to give consent to the inspection. Mr. Enzel stated that he was, in fact, the appropriate person to consent to the inspection and sign on behalf of the company.

Once this was established, Inspector Ruge presented and explained the Notice of Inspection Form to Mr. Enzel and both the inspector and Mr. Enzel signed the form. Next, Inspector Ruge presented and explained the Confidential Business Information Form to Mr. Enzel and Mr. Enzel signed the form. No questions were asked about the forms.

After these forms were presented and signed, Inspector Ruge proceeded to explain that the purpose of the inspection was to determine 2523-13, LLC's level of compliance with the Renovation, Repair, and Painting (RRP) Rule. The inspector also indicated that, as part of the inspection, he would be requesting to see contracts and/or statements of work for renovations performed in the past year. The inspector stated that he would be selecting and scanning a percentage of these contracts and would be looking to identify where 2523-13, LLC documented compliance with the various provisions of the Renovation, Repair, and Painting Rule (e.g. work practice standards, pre-Renovation Education, renovator and firm certifications, etc.).

Mr. Enzel stated that his firm had been in business for approximately four years and was primarily a property rental company operating in the Washington, DC area with a gross annual revenue of approximately \$350,000. He stated that he has a partner, Vincent Aquino, and that his company goes by no other name or has any d/b/a's.

Inspector Ruge asked Mr. Enzel if he was familiar with the Renovation, Repair, and Painting (RRP) Rule and if the company was certified with the EPA and employed any certified renovators. Mr. Enzel stated that he was not familiar with the RRP rule and that he was not an EPA certified firm nor did he employ a certified renovator.

Mr. Enzel stated that he did not have any contracts for work performed on his property located at 1807 Biltmore St. NW, Washington, DC. Mr. Enzel signed an EPA verbal contract form that displayed the replacement of two windows.

Mr. Enzel stated that he employed day workers (Ceasar and Roosevelt) to replace the windows or to do any other work that he needed to have done.

Mr. Enzel provided a proposal from Elite Technical Consulting, LLC for lead dust clean-up that he stated was performed.

VIII. REVIEW OF FILES/AVAILABLE DOCUMENTS:

The EPA inspector selected the work performed on one property for review. The property address along with the year built and location is listed below:

RENOVATION PROPERTY:

<u>ADDRESS</u>	<u>YR BLT</u>
1. 1807 Biltmore St. NW, Apt. 3, Washington, DC 20009	1918

LOCATION OF RENOVATION PROPERTY:

<u>ADDRESS</u>	<u>GPS COORDINATES</u>
1. 1807 Biltmore St. NW, Washington, DC 20009	38.922613/-77.043611

1. The latitude/longitude coordinates for this property address are according to <http://itouchmap.com/latlong.html>. According to RealQuest Professional, this property was built in 1918. According to the District of Columbia DOEE there have been no known reports of elevated blood lead levels for this property address.

Inspector Ruge observed that the EPA required pre-renovation notifications and post renovation checklist and clean verification were not present for the work performed at 1807 Biltmore St. NW, Washington DC 20009.

IX. CLOSING CONFERENCE

After all transaction documents were recorded on the Receipt for Documents Form, Inspector Ruge provided a copy of the Receipt for Documents Form to Mr. Enzel which Mr. Enzel signed. The inspector provided Mr. Enzel with a compliance assistance package and briefly explained its contents. Inspector Ruge asked Mr. Enzel if he had any additional questions. Mr. Enzel inquired as to when he might hear something. Inspector Ruge stated that a report must be written and presented to the EPA Case Development Officers. No time frame was given.

Inspector Ruge thanked Mr. Enzel and Mr. Aquino for his time and left the premises of 2523-13, LLC at approximately 1:00 PM.

Inspection Report
2523-13, LLC
Washington, DC 20007
3/4/2020